

PROCEEDINGS FOR THE CITY COUNCIL

City of Rapid City, South Dakota

6:30 P.M., Tuesday, January 20, 2026

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at City Hall, 300 Sixth Street, Second Floor, in Rapid City, South Dakota on Monday, February 2, 2026, at 6:30 P.M.

The following members were present: Mayor Jason Salaman and the following Alderpersons: Kevin Maher, Bill Evans, Lance Lehmann, Callie Meyer, Stephen Tamang, Greg Strommen, John Roberts, Rod Pettigrew and Josh Biberdorf; the following were absent: Lindsey Seachris; the following joined the meeting by telephone: None; and the following Alderpersons arrived during the course of the meeting: None

Staff members present included: City Attorney Joel Landeen, Police Chief Don Hedrick, Fire Chief Jason Culberson, Community Planning Director Vicki Fisher, Finance Director Daniel Ainslie, Public Works Director Mike Theis, IT Director Jim Gilbert, Human Resources Director Amber Cornell, Parks & Recreation Director Jeff Biegler, Chief of Staff Leah Braun, City Engineer Roger Hall, Assistant Public Works Director Stacey Titus, Public Information Officer Darrell Shoemaker, Communications and Marketing Coordinator Bret Mattice and Senior Administrative Coordinator Heidi Weaver.

ADOPTION OF AGENDA

Motion was made by Lehmann, second by Roberts to adopt the agenda. Motion carried 9-0.

PRESENTATIONS

Park Ranger Supervisor, Jerrell Lewellen, gave the update on the Park Ranger Program. He thanked Fire and PD for their partnership. The Rapid City Park Ranger program, established 1.5 years ago, consists of four full-time rangers and a supervisor dedicated to ensuring the safety and stewardship of the city's 1,700 acres of parkland. From August 2024 through December 2025, the program conducted 29,087 patrols and managed 11,406 total events, with a primary focus on gaining voluntary compliance through community engagement and public education. Data from this period shows that the most frequent incidents involved intoxicated subjects (2,079), restroom management (1,785), and individuals sleeping in parks (1,481). While rangers handle the majority of issues independently, they successfully transitioned 532 incidents to law enforcement and 59 to medical care as needed. By addressing issues like vandalism and after-hours violations, the program works to maintain Rapid City's reputation as a safe, family-friendly recreation community. In response to a question from Pettigrew, Lewellen said the park rangers take part in critical incident training, constitutional law, self defense courses and police department ride-along as part of their training. In response to Strommen, Lewellen said they have radios that are in direct contact with Fire, PD and mobile medics when they need assistance.

The Sports Complex Update was given by Dominic Rodriguez, Executive Director, Rapid City Sports Commission. He outlined the strategic planning and financial requirements for a new 205,000-square-foot facility. While the preferred location remains the Lien site, the project requires identifying at least \$10 million for infrastructure if that site is selected, leading the city to evaluate four alternative locations within the Catalyst District. To ensure the facility can accommodate large-scale events, the plan calls for approximately 800 parking spots and emphasizes the cost-effectiveness of developing on city-owned property where infrastructure may already be in place. The "Capital Stack" for the original project relied on a diverse funding model which totaled over \$50 million. Key components included \$15 million in Tax Increment Financing (TIF) tied to donated land within the Catalyst District, \$2.27 million from a second Hotel BID (\$2.00/20 year), \$5 million in Vision Fund allocations, and \$7.5 million in New Market Tax Credits. Evans asked if the old Rushmore Mall has been considered as a site. Rodriguez stated they had inquired about it but the building is too old and would need to be demolished in order to build the sports complex. Four alternative sites for the project were identified: the land that contains Executive Golf Course; land surrounding Central High School, potentially divided into five sections; a site near U-Haul, though noted for its challenging topography; and property near the Roosevelt Swim Center and Ice Arena, which offers potential for expanded parking to the northwest by utilizing the existing Little League field area. During the technical discussion, Ainslie noted that the TIF boundaries can't be amended, while Evans suggested the possibility of an overlay. Ainslie cautioned of the increased costs. Pettigrew emphasized the strategic importance of the complex to Rapid City, citing significant constituent outreach and the economic value of hosting events like the State Track Meet; he urged that the project be executed correctly at the outset to maximize its long-term impact. In response to inquiries from Roberts, Ainslie committed to coordinating with the Department of Revenue regarding valuation calculations. Meyer expressed strong interest in the fourth option, while Mayor Salaman clarified that while the Lien site remains willing to donate their property, the City must identify cost-saving measures to make the original site viable. The City remains committed to evaluating all available options to ensure the project's success.

GENERAL PUBLIC COMMENT

During the public comment period, Anthony Wright of the SDSMT & Student Senate highlighted student interest in the railroad relocation project and its impact on campus, noting that the "Shed" program provides a valuable platform for students to engage with the legislature and the community. He also announced a mayoral visit to the campus scheduled for February 18. Craig Karl, a resident of three years, expressed concerns regarding a rise in graffiti and crime, urging the city to address these issues and the associated litter from homelessness before they escalate. Additionally, Brian Peck advocated for enhancing the municipal bus system to reduce the need for parking, specifically noting that current service limitations on nights and weekends hinder it from being a viable alternative to car travel. He would like the City to consider running during nights and weekends.

NON-PUBLIC HEARING ITEMS - Items 2-32

CONSENT ITEMS - Items 2 - 29

The following Consent Items were removed from the Non-Public Consent Items:

5. PW012726-02: Authorize Mayor And Finance Officer To Sign A Professional Services Agreement Amendment With TSP, Inc. For Rapid City Fire Station #9 And Park Improvements, Project# 2858/CIP# 10002 In The Amount Of \$589,406.00.

16. PW012726-15: Approve Request From Rapid City Sports Commission For The Removal Of Yard Waste And Recycling Containers From The Remote Collection Site Adjacent To Fitzgerald Stadium For The Duration Of Annual Tournaments, Including The Black Hills Veteran's Classic, Firecracker Tournament, Dave Ploof Legacy Tournament, And American Legion State "A" Tournament. Containers Will Be Removed No More Than Three Days In Advance Of The Tournament, And Returned No More Than Three Days After, To Allow For Removal, Clean-Up, And Resetting Activity.

Motion was made by Pettigrew, second by Evans to approve items 2-29 with the exception of items 5 and 16. Motion carried 9-0.

Approve Minutes

2. Approve Minutes for the January 20, 2026 Regular Council meeting.

3. Approve Minutes for the January 27, 2026 Special Council meeting.

Public Works Committee Consent Items

4. PW012726-01: Approve Change Order Approve Change Order #2F To RCS Construction, Inc. For Shepherd Hills Water Booster Pump Station, Project# 2682 / CIP #51138 For An Increase Of \$15,109.69.

6. PW012726-03: Authorize Staff To Advertise For Bids For Creek Drive Rehab-Rapid Creek Bridge To Omaha Street, Project No. 2867.8/ CIP No. 50549.26L. Estimated Cost Of \$600,000.00.

7. PW012726-06: Authorize Staff To Purchase 641 LED Street Light Fixtures From Graybar, Utilizing Pricing From Omnia Contract# EV2370, In The Amount Of \$246,771.08.

8. PW012726-07: Authorize Staff To Purchase One (1) New Marathon MM350DT Master Melter Plus Options From Midstates Equipment & Supply, Matching Pricing From State Of Minnesota DOT Pavement Repair Equipment Contract P-961(5), In The Amount Of \$104,200.00. For Use By The Streets Division

9. PW012726-08: Authorize Staff To Purchase 46,500 Lbs Of Maxwell Gap Mastic Modified #201 For \$26,040.00, And One 55-Gallon Drum Of Gap Primer For \$2,598.78 From Midstates Equipment & Supply, Matching Pricing From The 2025 Yankton County, SD Highway Department Bid, For A Total Purchase Price Of \$28,638.75.

10. PW012726-09: Authorize Staff To Purchase One (1) New 2026 Caterpillar 306-07A Mini Excavator From Butler Machinery Company, Utilizing Pricing From Sourcewell, Contract #011723-CAT, In The Amount Of \$101,461.03. Pricing Does Include An Extended Warranty.

11. PW012726-10: Request By Michael Sjodin, Representing Sjodin Real Estate Investments LLC For A Variance To Waive The Requirement To Install Sidewalk Along Country Road As Required Per 12.08.060 Of The Rapid City Municipal Code.

12. PW012726-11: Authorize Staff To Purchase One (1) 2026 Dodge Durango AWD SUV From Liberty Chrysler Center In The Amount Of \$35,944.00, Matching Pricing From State Of South Dakota Contract #17968, To Be Used By Building Services In The Community Development Department.

13. PW012726-12: Approve Change Order #1 To Complete Concrete, Inc. For The Whitehead Ballfields Improvements Project, Project PR25-6202, For An Increase Of \$6,159.00

14. PW012726-13: Approve Reallocation Of \$29,925 In Vision Fund From Restroom Upgrades (Thomson Park Replacement) To Project PR23-6192 Knollwood Park Development

15. PW012726-14: Confirm The Appointments Of Stacy Huether And Theresa Ferdinand To The Parks And Recreation Advisory Board.

Legal & Finance Committee Consent Items

17. LF012826-06 - Confirm the Reappointments of Steve Malone and Jaime Stame to the Building Board of Appeals

18. Acknowledge the Following Volunteers for Worker's Compensation Purposes: Jim Anez and Sue Anez (RSVP+), and Wendy Bills (RCPD)

19. LF012826-01 - Acknowledge November 2025 Sales Tax Report

20. LF012826-03 - Acknowledge December 2025 Treasury and General Fund Update

21. LF012826-04 - Approve Resolution No. 2026-010, a Resolution Dissolving Tax Increment Financing District Number Fifty-Two

Resolution #2026-010
A RESOLUTION DISSOLVING TAX INCREMENT FINANCING DISTRICT NUMBER FIFTY-TWO

WHEREAS, the City Council of the City of Rapid City approved the resolution creating Tax Increment Financing District Number Fifty-Two on May 2, 2005;

WHEREAS, there are no longer any reimbursable project costs remaining to be paid; and

WHEREAS, the City Council of the City of Rapid City is authorized to dissolve this Tax Increment Financing District pursuant to SDCL 11-9-46(2).

NOW, THEREFORE, BE IT RESOLVED by the City of Rapid City that Tax Increment Financing District Number Fifty-Two be and is hereby dissolved.

BE IT FURTHER RESOLVED that any funds which are deposited in the Tax Increment Financing District Number Fifty-Two, Special Fund, pursuant to SDCL 11-9-31, be distributed as provided by SDCL 11-9-45

Dated this 2nd day of February, 2026
CITY OF RAPID CITY

s/Jason Salaman

Mayor

ATTEST:

s/Daniel Ainslie

Finance Director

(SEAL)

22. LF012826-05 - Authorize the City to Accept the Leary Firefighters Foundation Grant in the Amount of \$10,360 for the Fire Department's Fireable Entry Door

23. LF012826-10 - Acknowledge Opportunity Capture Fund Minutes from January 2026

24. LF012826-11 - Approve Memorandum of Understanding with Elevate Regarding the Opportunity Capture Fund

25. LF012826-02 - Authorize Mayor and Finance Director to Enter into Purchase Agreement with CB Rapid City Holding LLC for Unimproved Real Property to Be Used as a Park Near East Knollwood Drive

Community Planning & Development Services Department Consent Items

26. LF012826-07 - Authorize the City to Accept the Federal Administration 5339(b) Competitive Buses and Bus Facilities Grant Program in the Amount of \$1,190,000 for Rapid Transit System for Replacement of Two (2) Fixed-Route Buses

27. LF012826-08 - Approve Resolution No. 2026-018 a Resolution of Intent to Enter into a Lease for a Portion of Office Space Located at 333 Sixth Street with Jefferson Partners L.P. Pursuant to SDCL 9-12-5.2

RESOLUTION NO. 2026-018
A RESOLUTION OF INTENT TO ENTER INTO LEASE FOR A PORTION OF OFFICE SPACE LOCATED AT 333 SIXTH STREET WITH JEFFERSON PARTNERS L.P. PURSUANT TO SDCL 9-12-5.2

BE IT RESOLVED by the City Council that the City of Rapid City intends to enter into a lease with Jefferson Partners L.P. of property which is located in the City of Rapid City, South Dakota, and legally described as follows:

Lot 20-32, Block 64, Original Townsite to the City of Rapid City, Pennington County, South Dakota.

The property described above is commonly known as the Milo Barber Transportation Center, and the purpose of the proposed lease is to provide a central terminal for ground transportation carriers for the benefit of such carriers, their patrons, and the general public.

BE IT FURTHER RESOLVED that a hearing will be held on February 17, 2026 at 6:30 p.m. to be held at City Hall, 300 Sixth Street, Rapid City, South Dakota, to consider the lease of such property, or as soon thereafter as the item may come on the motion passed and Ordinance 6702

by Tamang to approve items 2-29 with the exception of items 5 and 16. Motion carried 9-0.

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